
STAFF COMMENTS FOR PLANNING COMMISSION

MEETING DATE: November 1, 2006

SITE PLAN: **AFP-06-036**

TITLE: **Kentlands General Store**

REQUEST: **AMENDMENT TO FINAL PLAN APPROVAL**
For general store, office use, and one residential unit

ADDRESS: 4 Kent Gardens Circle

ZONE: MXD (Mixed Use Development)

APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER: (as applicable)

Applicant: McKee Construction Company - Chris McKee
Architect: CEM Design
Engineer: Rodgers Consulting, Inc. - Gary Unterberg
Owner: Timothy Shaw

STAFF PERSON: Jacqueline Marsh, Planner

Enclosures:

Staff Comments

- Exhibit 1: Site location map
- Exhibit 2: Application
- Exhibit 3: Letter from Gary Unterberg, dated August 9, 2006
- Exhibit 4: SDP-1, The Kentlands Gatehouse District (1989)
- Exhibit 5: K-928, Kentlands Gardens Circle, Commercial Lots (1991)
- Exhibit 6: Proposed Site plan
- Exhibit 7: Proposed floor plans
- Exhibit 8: Proposed elevations
- Exhibit 9: Approval letter from Kentlands Citizens Assembly, dated October 24, 2006
- Exhibit 10: Mixed Use Parking Requirements for AFP-06-036

STAFF COMMENTS

This is an Amendment to Final plan request for a three-story mixed use building located at 4 Kent Gardens Circle. The subject property is located in the Kentlands, and has frontage on both Kent Gardens Circle and Tschiffely Square Road (Exhibit #2). Directly behind the property is Rachel Carson Elementary School. This is an MXD (Mixed Use Development) zoned property.

In 1989, this property was approved as part of the original schematic development plan for the Kentlands (SDP-1), which showed footprints for commercial buildings (Exhibit #4). The site plan was approved in 1991 as K-928 combining the subject property and the daycare (Exhibit #5). It was originally approved as a 2,625 square foot retail building with three one-bedroom apartments. The original footprint was for 39.5 feet wide by 72 feet in length three-story building. In the next decade, several amendments were made to the site plan with the last approval given in 1999. Construction of that last site plan was never initiated.

The current application before the Commission proposes a three story building with a 2,000 square foot general store on the first floor, 2,000 square feet of office space on the second floor, and one residential unit on the third floor (Exhibit #6). It should also be noted that the applicant has indicated on their floor plans the inclusion of 2,000 square feet of storage space in the building's basement (Exhibit #7). The proposed site plan shows a decrease in the original building footprint to 40 feet wide by 50 feet long with a 126 square foot extension on the rear for the staircase.

At the time of the first site plan approval, a shared parking arrangement was proposed for the subject property and the daycare:

	REQUIRED	PROVIDED
Retail - 2625 SF @ 1/180 SF=	15 spaces	
Apartments - 3 (1 bedroom) @1.75 unit=	5 spaces	
Day care - 14 employees @ 1/employee=	14 spaces	
TOTAL	34 spaces	42 spaces

These 42 parking spaces were arranged around the circle serving the site. Again, throughout the next decade there were modifications made to the parking calculations due to the change in daycare employees and the dedication of a handicap parking space for the church on Block GG, Parcel A. The current application uses the Mixed Use Parking Requirements Schedule as per §24-219(c)(1) (see Exhibit #10). By using this configuration, the site will be over-parked by four spaces. The site plan shows there are specific spaces dedicated to the general store and daycare site, respectively.

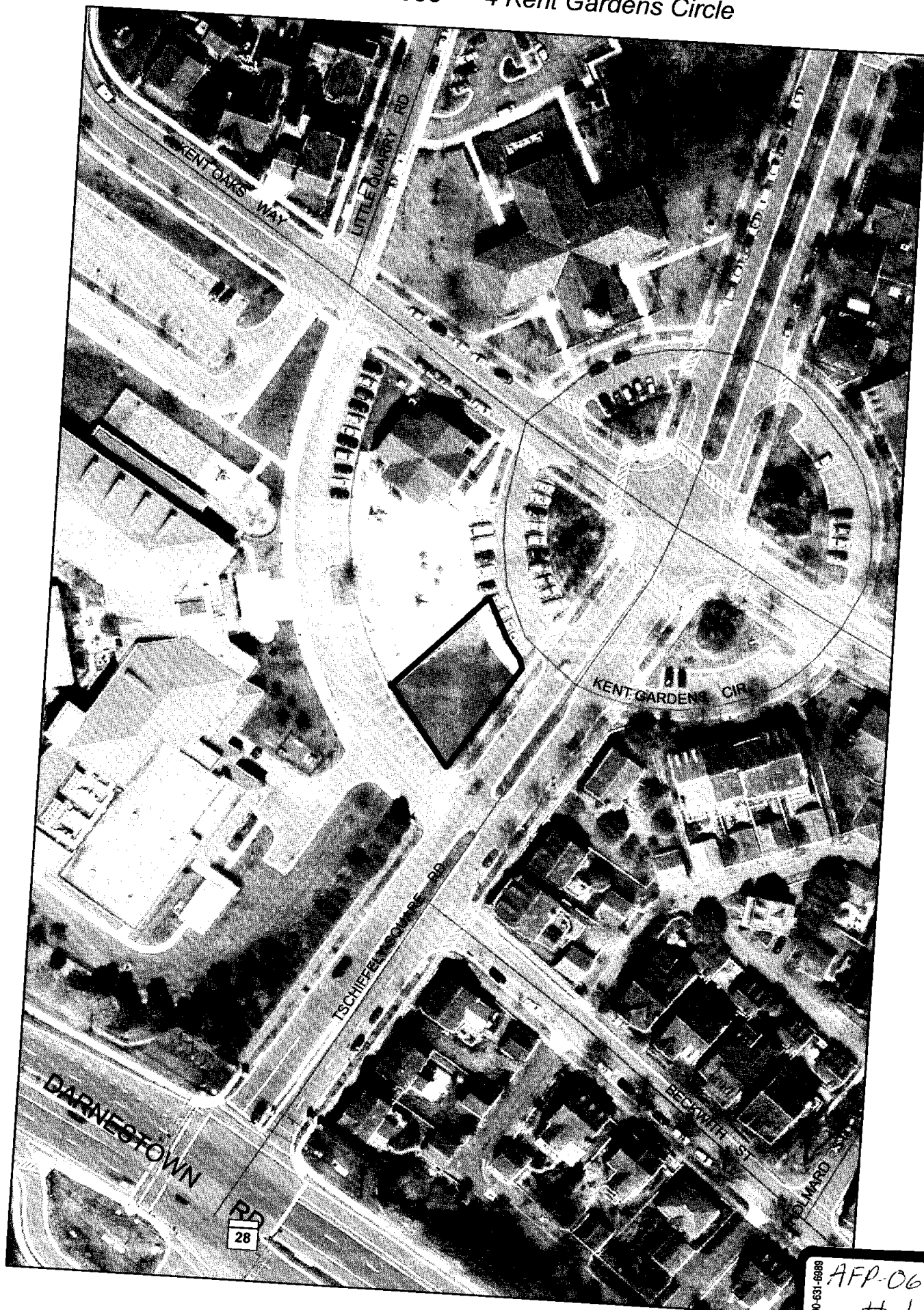
The architecture of the building is similar to what was before the Planning Commission in 1991. The elevations have been updated to include the stairs within

the building, differences in window fenestration, and sign locations (Exhibit #8). The building will have a smooth cement board siding and cedar shakes on the roof. The applicant should submit a complete sign package for the building which would detail specific square footage, sign locations, and lighting standards. On October 24, 2006, the Kentlands Citizens Assembly (KCA) granted approval for the building with stipulations (Exhibit #9). It was at the suggestion of the KCA that the applicant slightly rotate the building to align with the radius of the circle on which it fronts.

There is a four foot high white picket fence that currently exists on site. The fence will remain to create a barrier between the building and the daycare playground facilities. The fence will be extended behind the building and terminate at the sidewalk on Tschiffely Square Road. The dumpster area behind the rear stairs will have screening that will match the building.

Conclusion. Staff recommends **TO GRANT AFP-06-036, the Kentlands General Store, AMENDMENT TO FINAL PLAN APPROVAL, FINDING IT IN COMPLIANCE WITH §§ 24-170 and 24-172, WITH THE FOLLOWING CONDITION(S):**

- 1. Applicant shall submit a sign package to the City of Gaithersburg and the Kentlands Citizens Assembly for approval before the issuance of occupancy permits; and**
- 2. The applicant shall provide concrete and brick patio cross sections and dumpster enclosure details prior to the issuance of any permits.**



AFP-06-036
#1

PENGAD 800-531-6989

AMENDMENT TO FINAL PLAN APPLICATION

In accordance with Section 24, Article V of the City Code

Application #	AFP-06-036
Date Filed	8/11/06
Total Fee	\$500.00 PC

owe \$210

1. SUBJECT PROPERTY

Project Name Kentlands, Lot 3 Block EE
 Street Address 4 Kent Gardens Circle
 Zone MXD Historic area designation ☐ Yes ☒ No
 Lot 4 Block EE Subdivision Kentlands
 Tax Identification Number (MUST BE FILLED IN) 09-02960458

2. APPLICANT

Name McKee Construction Company Attn: Chris McKee
 Street Address 239 Midsummer Circle Suite No. _____
 City Gaithersburg State MD Zip Code 20878
 Daytime Telephone 301-807-5656

3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name CEM Design
 Architect's Maryland Registration Number _____ Telephone _____
 Street Address 520 Anderson Avenue Suite Number _____
 City Rockville State MD Zip Code 20850

Engineer's Name Rodgers Consulting, Inc.
 Engineer's Maryland Registration Number _____ Telephone 301-948-4700
 Street Address 19847 Century Blvd Suite Number 200
 City Germantown State MD Zip Code 20874

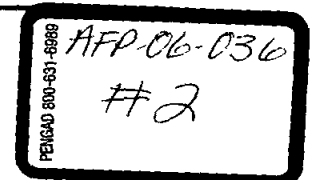
Developer's Name _____ Telephone _____
 Street Address _____ Suite Number _____
 City _____ State _____ Zip Code _____
 Contact Person _____ Telephone _____

4. PROPERTY OWNER

Name Shaw Timothy L Et Al
 Street Address 7801 Brink Road Suite No. _____
 City Gaithersburg State MD Zip Code 20882
 Daytime Telephone _____

5. CITY PROJECT NUMBER

Original Site Plan Number K-928 Date Approved 1/16/1991
 Name of previously approved Final Plan Kent Gardens Circle



6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

One mixed use building; General store/office & one residential unit**7. PROJECT DETAIL INFORMATION****a. POPULATION CHANGES (if any)**

Changes in population estimated due to amendment.

Employee estimate: Total number _____ Total number per shift _____

Resident estimate: Total number _____ Total number per dwelling unit _____

b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		-	6,225 sf
2. Site Area (acres)		-	0.14 ac
3. Total Number of Dwelling Units/Lots		-	1
4. Height of Tallest Building		-	38
5. Green Area (square feet)		-	
6. Number of Dwelling Units/Acre		-	-
7. Lot Coverage (Percent)		-	-
8. Green Area (Percent)		40	63
9. Residential		-	
a. Single Family Detached	# Units	-	
b. Single Family Attached	# Units	-	-
c. Multi-Family Condo	# Units	-	-
d. Multi-Family Apartment	# Units	-	1
e. Other		-	
10. Retail/Commercial	Sq. Ft.	-	2000
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	-	
12. Office/Professional	Sq. Ft.	-	2000
13. Warehouse/Storage	Sq. Ft.	-	2000 <i>A</i>
14. Parking		36	40
15. Shared Parking/Waiver			
16. Other		-	
17. Total		-	-

*on drawing***SUBMISSION REQUIREMENTS**

1. Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
2. Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print)

Gary F. Unterberg, agent
Rodgers Consulting, Inc.

Applicant's Signature

Gary F. Unterberg

Date

8/11/06

Daytime Telephone

301 940 4700

August 9, 2006

Ms. Jacqueline A. Marsh
City of Gaithersburg
Planning and Code Administration
31 South Summit Avenue
Gaithersburg, MD 20877

Re: Kentlands, Lot 3, Block EE
4 Kent Gardens Circle,
Amendment to Final Site Plan
(K-928 Site Plan)

Dear Ms Marsh,

On behalf of McKee Construction Company, we are submitting the Amendment to Final Site Plan for review and approval. The plan was originally approved in 1991 as a mixed use building with a general store & office. The amended plan keeps the previously approved uses & building with one residential unit in the attic. The building architecture & height is consistent with the original approval. The residential use is permitted per the approved Schematic Development Plan.

Enclosed is the following:

- Application and Check List
- \$500 fee
- 15 copy of the Amended Site Plan
- 2 copies of the Architecture Elevations
- 1 copy of the Previously Approved Site Plan, Landscape Plan and Storm Drain Plan
- 1 Previously Approved Architecture.
- 1 Copy of 8" x 11" Vicinity Map
- 1 Copies of approved SDP
- 1 copy of the record plat

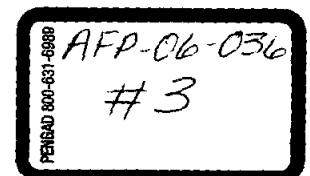
If you have any questions or need additional information please give me a call.

Sincerely,



Gary F. Unterberg, RLA
Vice President

Cc: Mr. Chris McKee
Mr. Tim Shaw
File



CERTIFIED MAIL / FIRST CLASS
RETURN RECEIPT REQUESTED

Kentlands Citizens Assembly
485 Tschiffely Square Road
Gaithersburg, MD 20878
301-948-2071
301-948-9730 (Fax)

October 24, 2006

Chris McKee
239 Midsummer Circle
Gaithersburg, MD 20878

Reference: 4 Kent Garden Circle
Architectural Control Application # 06-1011

Dear Mr. McKee:

I am pleased to inform you that the Kentlands Historical Trust of the Kentlands Citizens Assembly has approved your application for the following item(s) with the following stipulation(s):

Item(s): Live-Work Unit

Stipulation(s): It was agreed that the building should be rotated to align with the radius of the circle as closely as possible with regard to the P.U.E.

The option with transoms above the windows would be selected. The transoms shall be vertically proportioned. The porch roof on the front façade should be raised to accommodate the transom windows.

In order to include transoms, the window height will be raised on the front of the building.

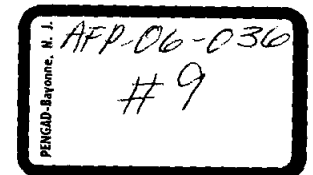
Option for the left side of the building is to be proposed façade A with the small window on the left first floor removed.

Wood trim is to be used between the storefront windows rather than siding in all storefront locations.

Detail signage and lighting to be completed later and submitted for approval. Signage shall be in compliance with the Kentlands code.

Storefront windows will be clear of visual obstruction up to 15 feet.

The columns will be made as large as possible (12 inches), and may be on raised pads.



Virginia
12701 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033
Post Office Box 10821, Chantilly, VA 20153
(703) 631-7200 FAX (703) 631-9786

Community Management Corporation



www.cmc-management.com

Maryland
19650 Club House Road
Suite 103
Gaithersburg, MD 20886
(301) 926-2911 FAX (301) 926-1608

The exterior stairs will be moved from the right side to the center rear of the building. The roof of the stairs will be lower than the roof of the building. It is recommended that the stairs be enclosed, but this is not required.

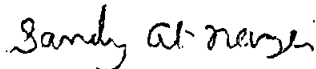
Final elevations of the building will be submitted to DPZ and the KHT for the record when completed.

If Palladium window is used, it shall be correctly proportioned.

The approval is contingent upon compliance with the specifications set forth in the approved application. If your change or addition requires a city permit, it must be obtained before construction.

Please retain this letter in your files. If you should have any questions, please feel free to contact me at the number above.

Sincerely,

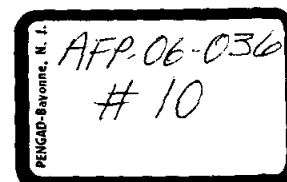


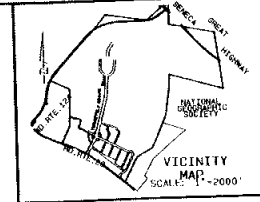
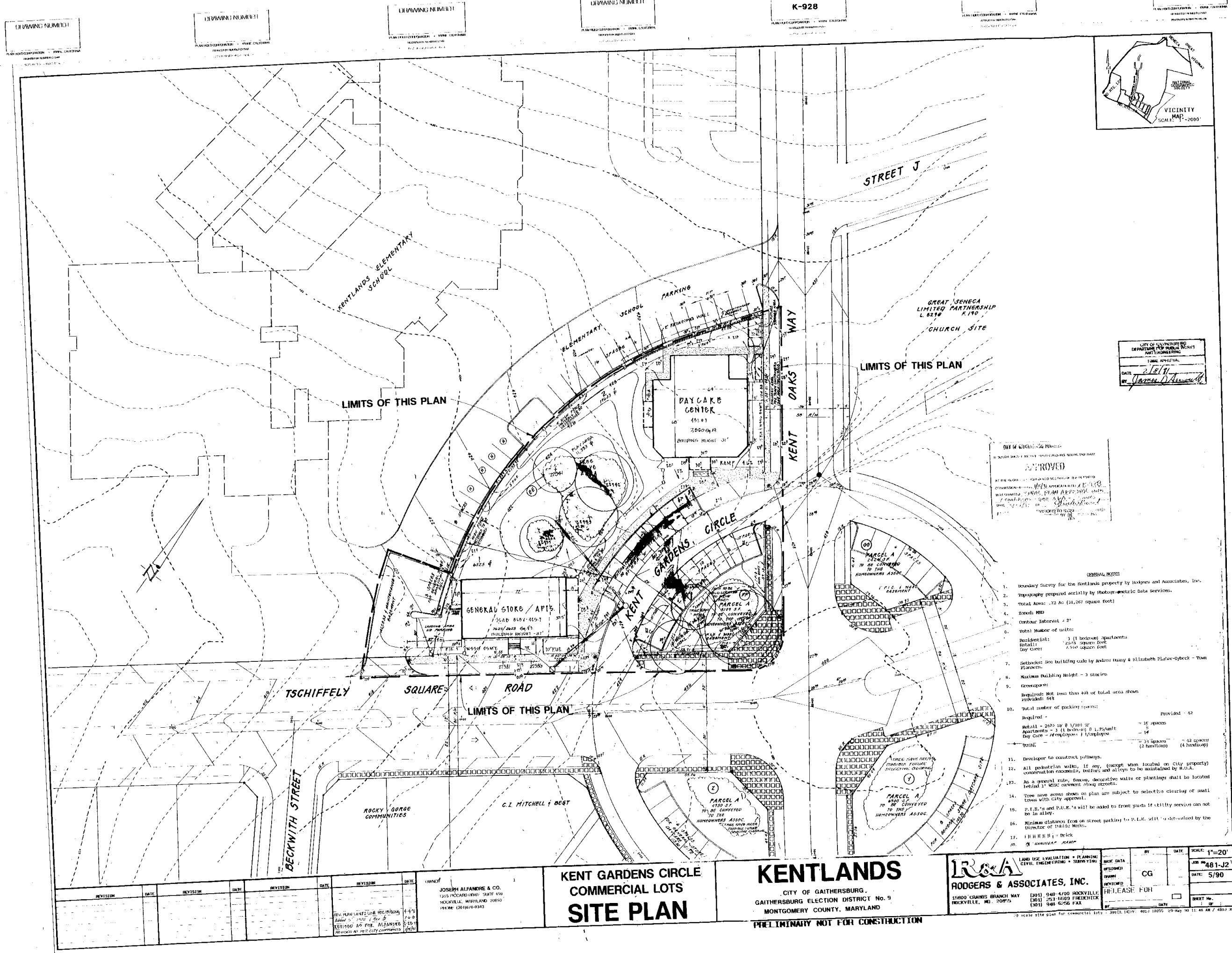
Sandy Al-Nazer, CMCA
Assistant Community Manager

cc: Tim Shaw

Mixed Use Parking Requirements

Use	Weekday		Weekend		
	Day 6:00 am – 6:00 pm	Evening 6:00 pm – Midnight	Day 6:00 am– 6:00 pm	Evening 6:00 pm – Midnight	Night Time Midnight – 6:00 am
Industrial/office/ Warehouse	100% x (2,000/300) = 7.0	10% x (2,000/300) = 0.7	10% x (2,000/300) = 0.7	5% x (2,000/300) = 0.3	5% x (2,000/300) = 0.3
General Retail	60% x (2,000/180) = 7.0	90% x (2,000/180) = 10.0	100% x (2,000/180) = 11.1	70% x (2,000/180) = 7.8	5% x (2,000/180) = 0.6
Hotel/motel	75%	100%	75%	100%	75%
Class A restaurant	50%	100%	100%	100%	10%
Class B restaurant	100%	100%	100%	100%	10%
Class C restaurant	50%	100%	100%	100%	10%
Commercial recreation / theatre	40%	100%	80%	100%	10%
All other	100%	100%	100%	100%	100%
TOTAL	14	11	12	8	1





CITY OF GAITHERSBURG DEPARTMENT OF PUBLIC WORKS ENGINEERING	
FINAL APPROVAL	
DATE	2/18/91
BY	James D. Hannon

OUT OF WATERSHED PERMITS
APPROVED
AT THE BOARD OF ZONING AND PLANNING
COMMISSIONER: JAMES D. HANNON
DATE: 2/18/91

- GENERAL NOTES**
- Boundary Survey for the Kentlands property by Rodgers and Associates, Inc.
 - Topography prepared aerially by Photogrammetric Data Services.
 - Total Area: .73 Ac (31,267 square feet)
 - Zoned: RMD
 - Contour Interval: 2'
 - Total Number of units:
Residential: 3 (1 bedroom) apartments
Total: 2,000 square feet
Day Care: 7,500 square feet
 - Setbacks: See building code by Ancker Hunsy & Elizabeth Plator-Sybeck - Town Planners.
 - Maximum Building Height - 3 stories
 - Greenhouse:
Required: Not less than 40% of total area shown
provided: 64%
 - Total number of parking spaces:
Required:
Retail - 2675 sq ft @ 1/100 sq ft = 26.75 spaces
Apartments - 3 (1 bedroom) @ 1.5/space = 4.5 spaces
Day Care - 7500 sq ft @ 1/space = 7.5 spaces
Total: 38.75 spaces (44 handicap) (4 handicap)
 - Developer to construct pathways.
 - All pedestrian walks, if any, (except when located on City property) constructed on easements, buffers and alleys to be maintained by H.O.A.
 - As a general rule, fences, decorative walls or plantings shall be located behind 1' M&S cement along streets.
 - Tree save areas shown on plan are subject to selective clearing of small trees with City approval.
 - P.L.R.'s and P.U.R.'s will be added to front yards if utility services cannot be in alley.
 - Minimum clearance from street parking to P.L.R. shall be determined by the Director of Public Works.
 - 1' H.H.H.H. = Brick
 - 2' H.H.H.H. = Ramp

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE
REV. PLAN LINES AND PERIMETERS	4-4-91						
Added 5' 1/2" 1/2" 1/2" 1/2"	7-6-91						
REVISED BY FOR ALFONSO	8-20-91						
REVISED BY FOR CITY COMMENTS	9-10-91						

OWNER:
JOSEPH ALFONSO & CO.
1335 HOCKEY DRIVE SUITE 450
ROCKVILLE, MARYLAND 20850
PHONE: (301) 950-0543

**KENT GARDENS CIRCLE
COMMERCIAL LOTS
SITE PLAN**

KENTLANDS
CITY OF GAITHERSBURG,
GAITHERSBURG ELECTION DISTRICT No. 9
MONTGOMERY COUNTY, MARYLAND
PRELIMINARY NOT FOR CONSTRUCTION

R&A
RODGERS & ASSOCIATES, INC.
15800 CRANES BRANCH WAY
ROCKVILLE, MD. 20850
(301) 948-4700
(301) 253-4500
(301) 948-6756 FAX

LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
DATE: 5/90
BY: CG
SHEET NO. 1 OF 1

APP-06-036
#5

LOT 3, BLOCK EE EXITING INFORMATION PROVIDED
SUCH AS TREES, LIGHT, BRICK WALK, POST BOX ETC.
ARE NOT SURVEYED.

CITY OF SAN FRANCISCO
 DEPARTMENT OF PUBLIC WORKS
 AND ENGINEERING
 FINAL APPROVAL
 DATE 2/8/91
 BY James D. Amodeo

NOTED

CITY OF CHICAGO PLANNING
ST. PETER'S BAPTIST CHURCH (CHICAGO) MARTIN LUTHER KING

APPROVED

AT THE REGULAR MEETING OF THE BOARD OF THE PLANNING
COMMISSION HELD ON MONDAY, APRIL 10, 1967

WAS FORWARDED TO THE PLANNING COMMISSION FOR APPROVAL

DATE 4/10/67 BY CHICAGO

APPROVED TO SUBMIT TO THE CITY

DATE 4/10/67 BY CHICAGO

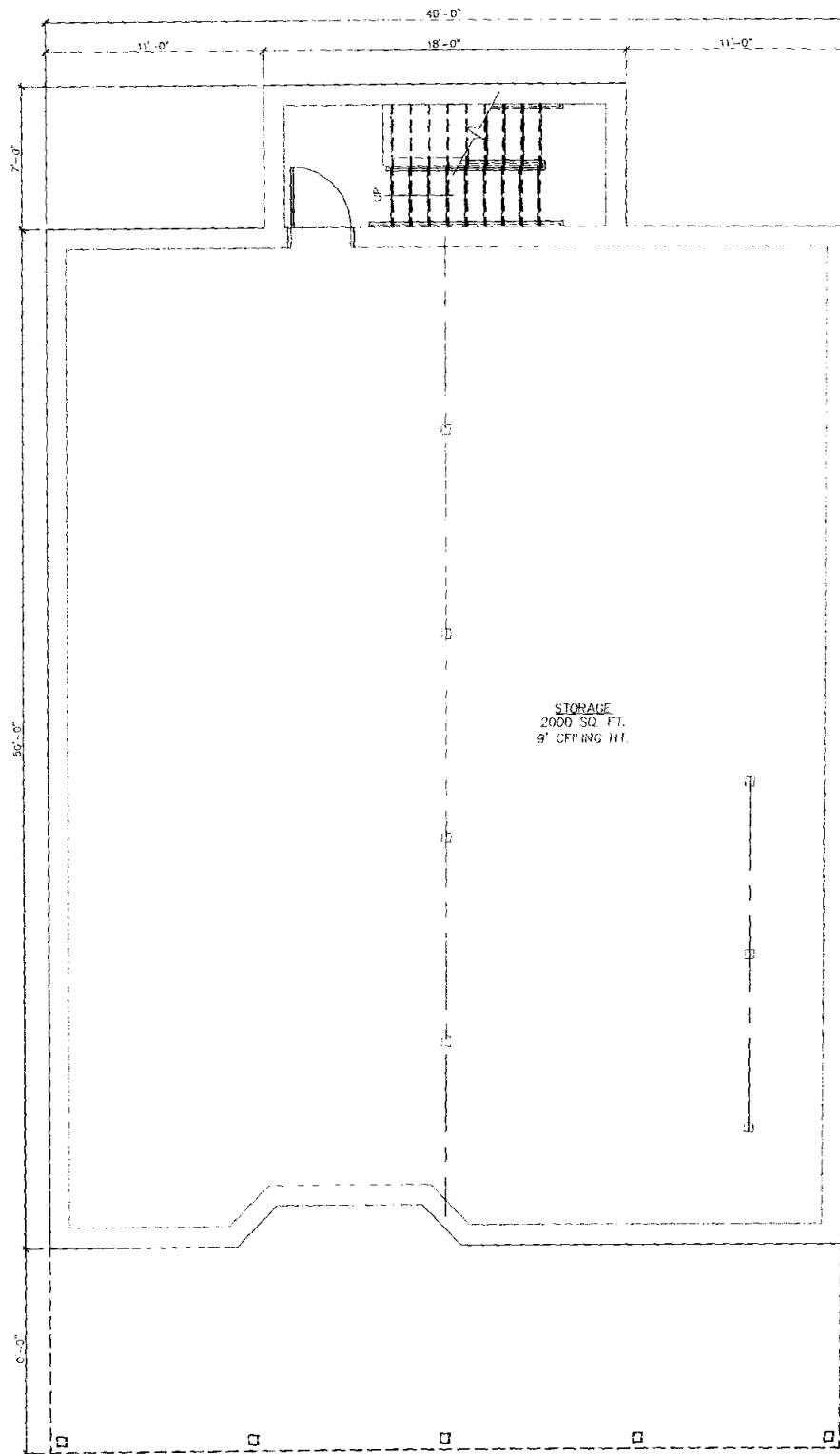
- NOT FOR CONSTRUCTION**

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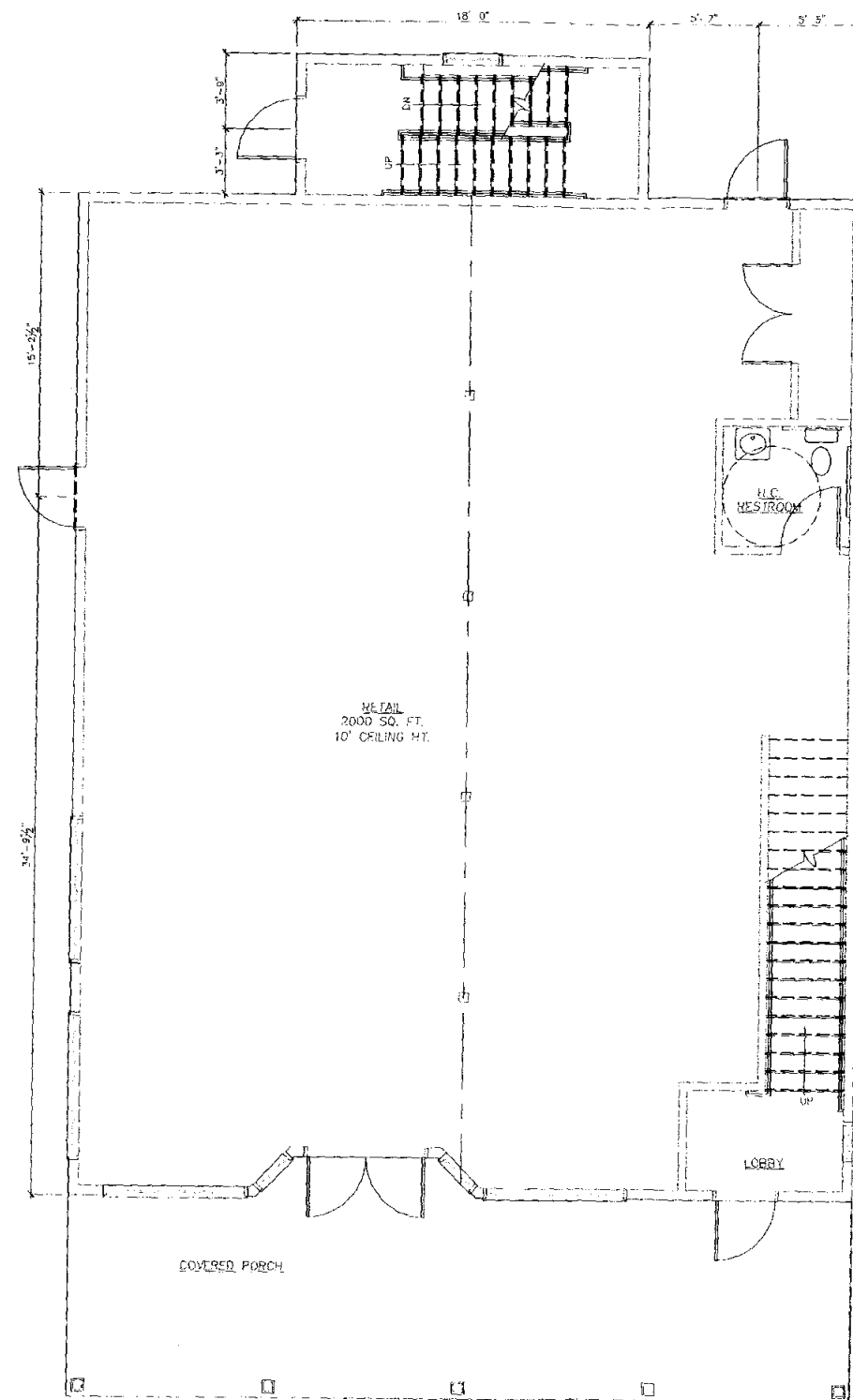
R&A
RODGERS & ASSOCIATES, INC.

KENTLANDS
NEW AND IMPROVED

**KENT GARDENS CIRCLE
COMMERCIAL LOTS**



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

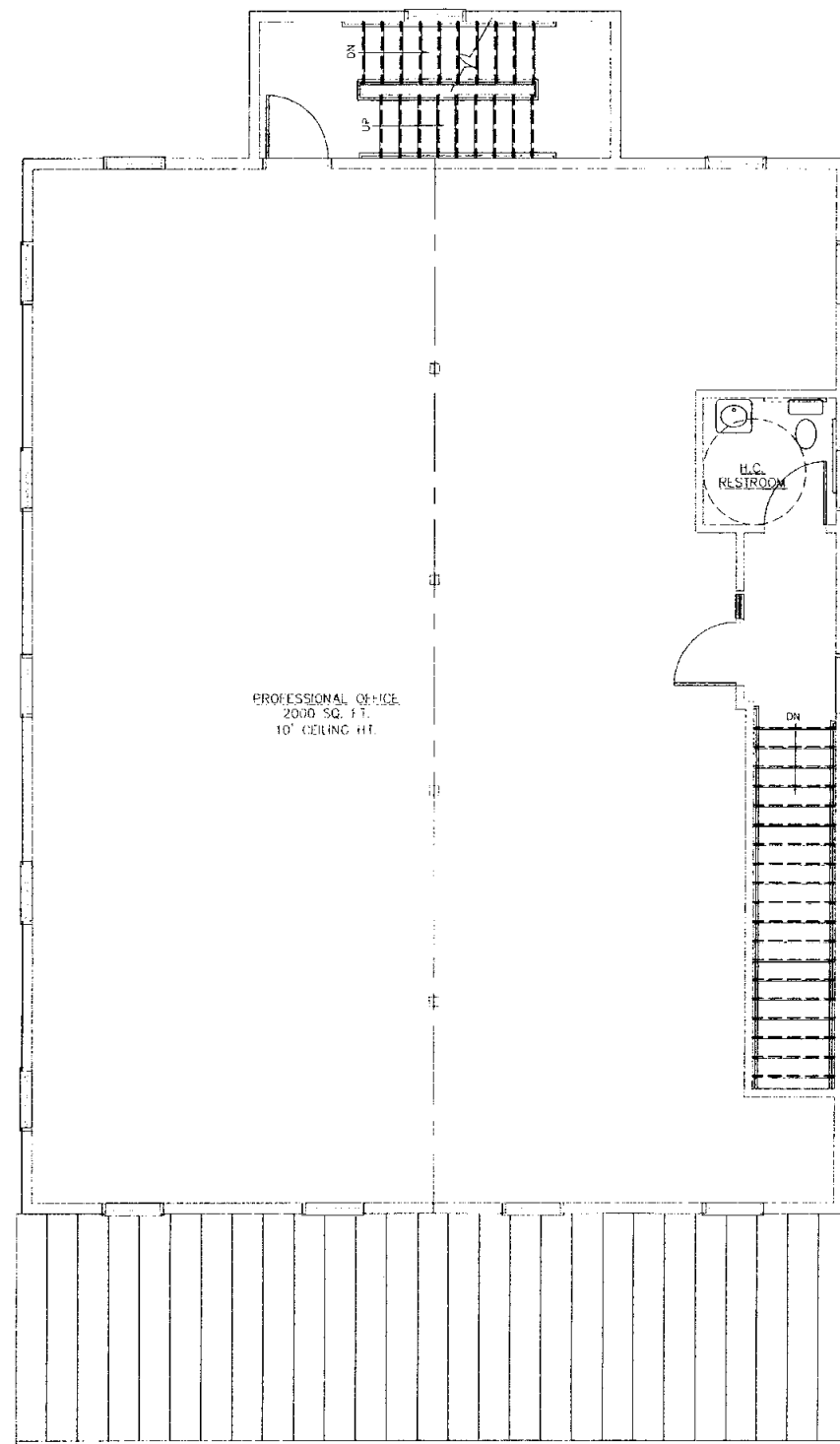
DEM DESIGN

New Construction for Lot 3, Block EE
Kentlands, City of Gaithersburg
McKee Construction Co.

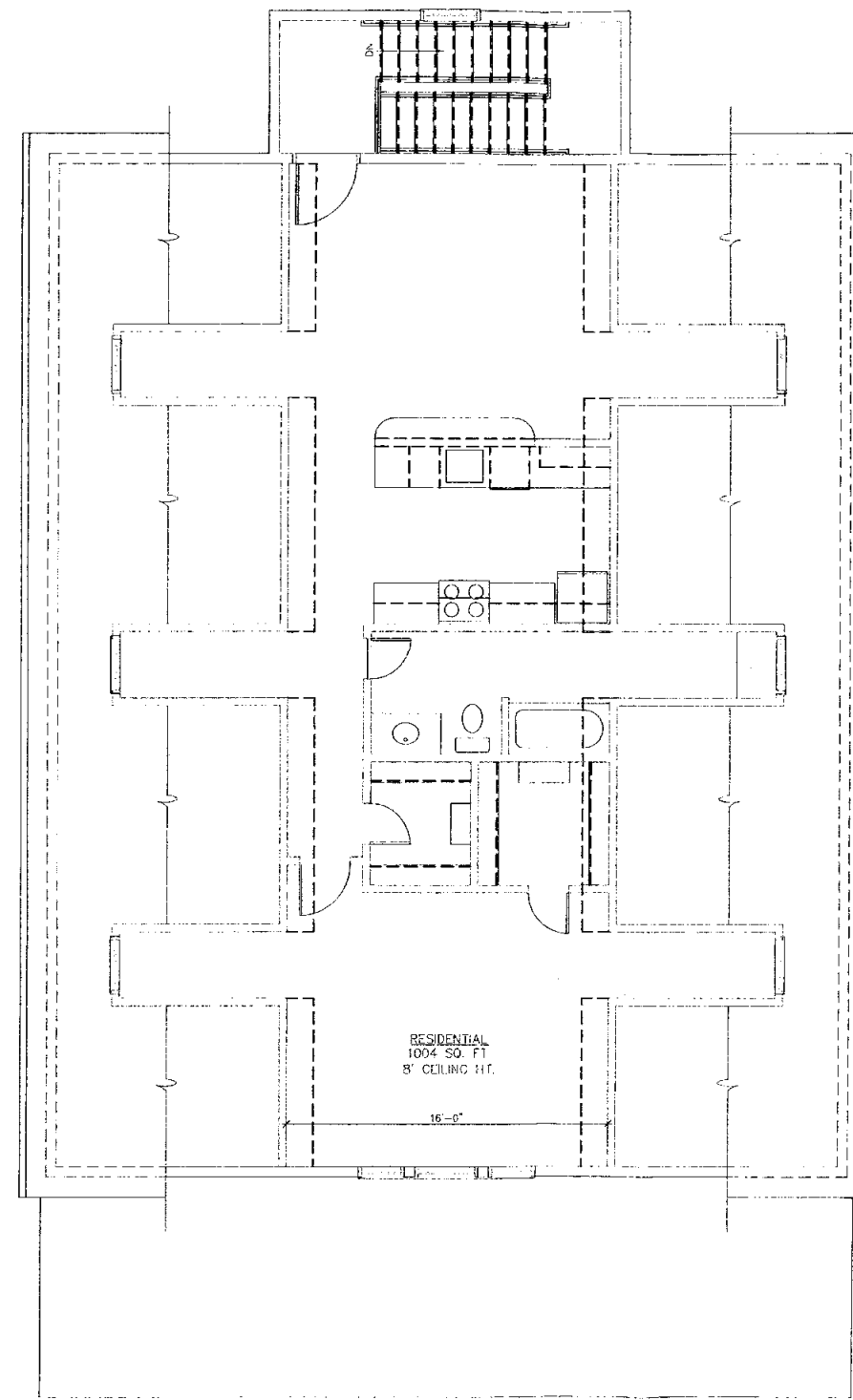
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AFP-06-036
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SHEET 1 OF 4



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

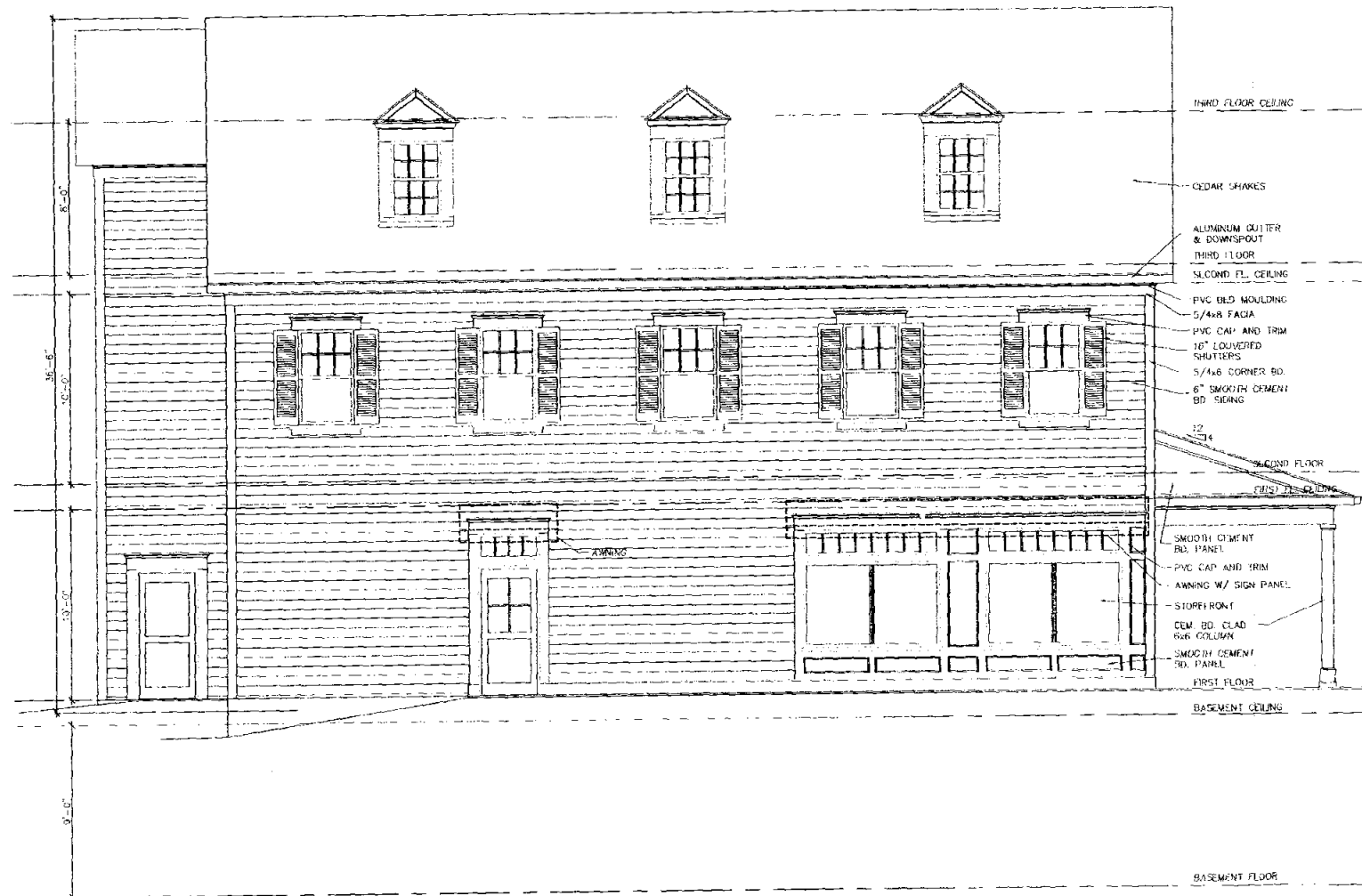


2 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

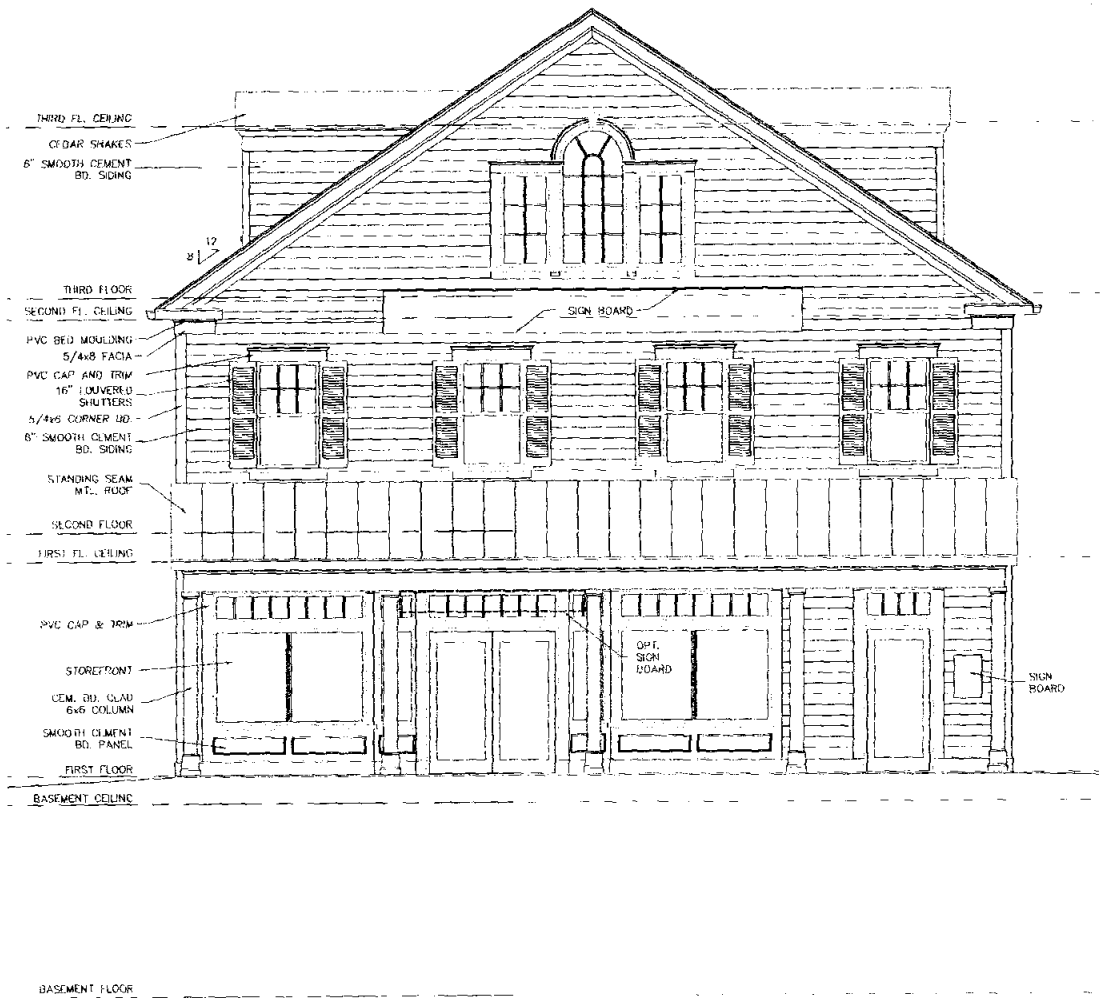
CEM DESIGN
1000 W. 10TH AVE. SUITE 100
KENTLANDS, KY 40321
TEL: 502-261-1000
FAX: 502-261-1001

New Construction for Lot 3, Block EE
Kentlands, City of Gaithersburg
McKee Construction Co.

Issue Date				
10/18/06				
Revisions				
Rev	Date	Description	By	
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FLOOR PLANS				



1 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

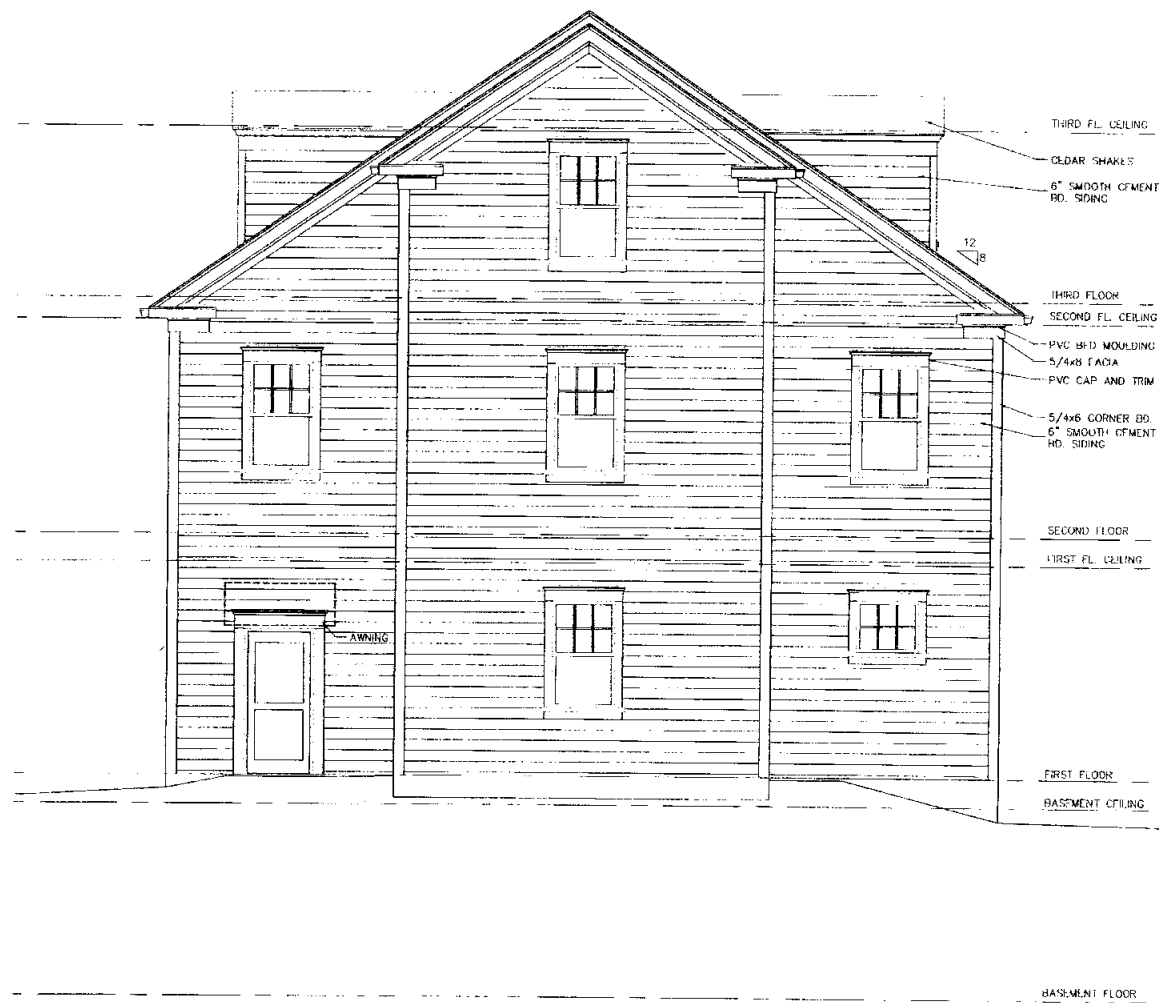


2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

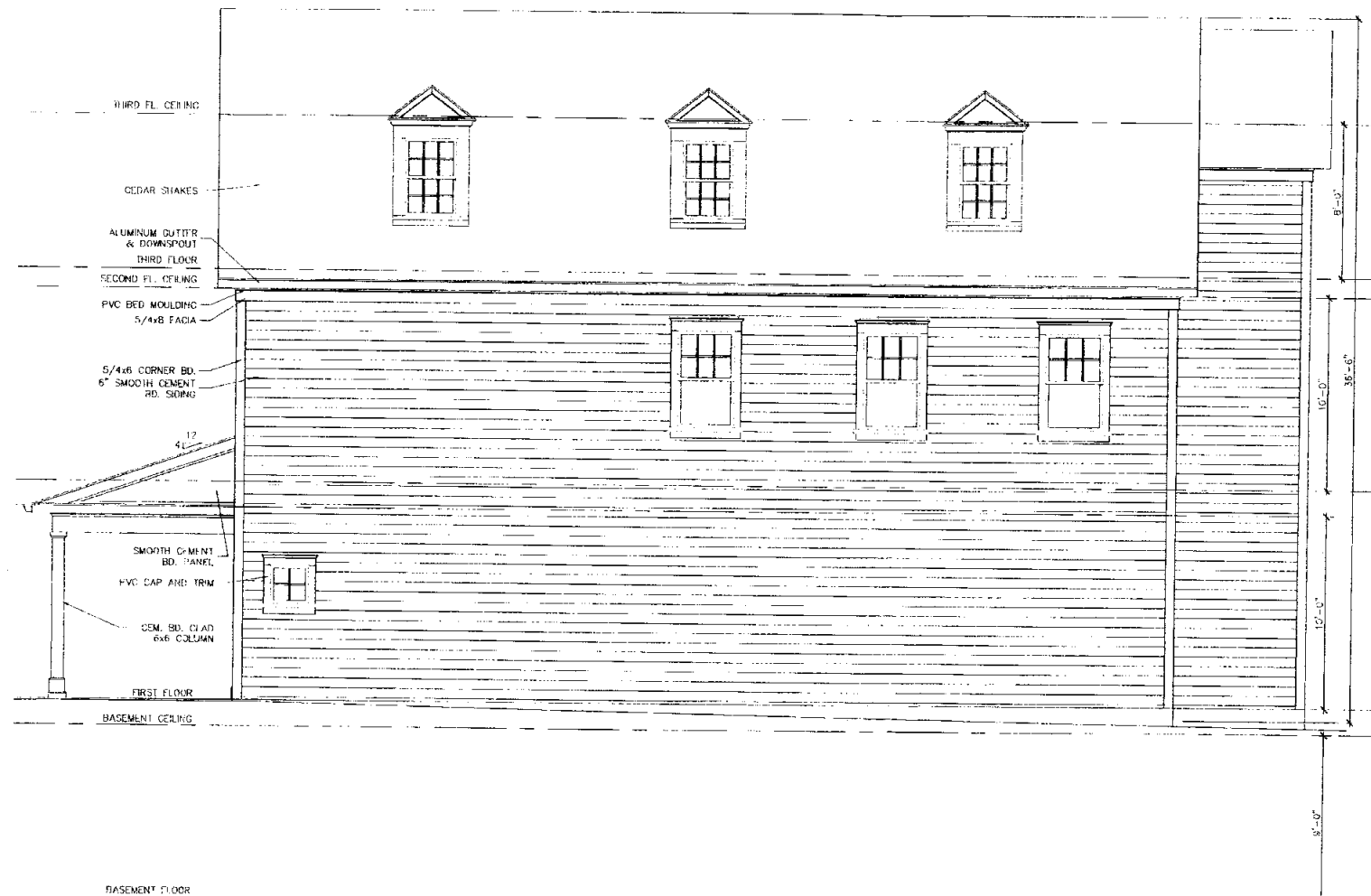
New Construction for Lot 3, Block EE
Kentlands, City of Gaithersburg
McKee Construction Co.

Issue Date 10/18/06				
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EXTERIOR ELEVATIONS				

PENGAD-Baronne, N. J.
AFP-06-036
#8



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

New Construction for Lot 3, Block EE
 Kentlands, City of Gaithersburg
 McKee Construction Co.

Issue Date 10/18/06				
Revisions				
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